Davidson County DEEDWARR
Recvd: 11/13/03 15:45 2pgs
Fees:13.00 Taxes:362.60

20031113-0166316

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Affiant

Subscribed and sworn to before me, this 20th day of October, 2003.

Notary Public
My commission expires:

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Address of New Owner:	Send Tax Bills to:	Tax Information
Trisha Ann Browder 4562 South Trace Boulevard Old Hickory TN 37138	CTX Mortgage Company P.O. Box 199077 Dallas, TX 75219-9077	64-9-/17.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tracy Allen Brooks and wife, Dawn Lynette Brooks**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Trisha Ann Browder** , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Lot No. 4562 on the Plan of Southfork Condominiums of record in Book 6250, Page 386, said Register's Office, and appended to Exhibit C to the Master Deed of record in Book 6783, Page 839, as amended in Book 6994, Page 447,said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Tracy Allen Brooks and wife, Dawn Lynette Brooks by deed dated 9/30/87 of record in Book 7377, Page 551, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record, and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4562 South Trace Boulevard, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of October, 2003.

Tracy Allen Brooks
Tracy Allen Brooks
By: Cathy Pendleton Atty-in-fact

Dawn Lynette Brooks Cathy Pendleton POA
Dawn Lynette Brooks
By: Cathy Pendleton Atty-in-fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, ___ _____, Cathy Pendleton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for Tracy Allen Brooks and Dawn Lynnette Brooks, and is authorized by them to execute this instrument on their behalf.

Witness my hand, at office, this 20 day of October, 2003.

Notary Public

My commission expires: 9/4/05

